

AMHERST PLANNING BOARD
Zoning Subcommittee
FY 11 Zoning Work Plan

The Amherst Planning Board, through the work of its Zoning Subcommittee, reviews and proposes amendments to the Amherst Zoning Bylaw and Official Zoning Map. The Zoning Subcommittee maintains and regularly updates a work plan of potential zoning amendments organized by relative priority and immediacy. Following each Town Meeting, the Planning Board conducts a public Zoning Forum at which citizens are invited to propose new zoning amendments and comment on the priority of zoning amendments already under consideration. Following each forum, the Zoning Subcommittee reviews the zoning amendment work plan in the light of citizen comments, and then develops recommendations for which zoning amendments to work on preparing for the next Town Meeting. Those recommendations are presented to the full Planning Board for its review, comment, and approval. The accompanying Zoning Amendment Work Plan summarizes all of the zoning amendments under active or long-term consideration, and identifies under Priority A those zoning amendments most likely to be on the warrant for the next Town Meeting.

PRIORITY A

Possible 2011 Annual Town Meeting amendments:

- * **Development Modification**
- * **Duplexes – Definition (attachment); permit (SPR/SP) tied to presence of owner/manager**
- * **Review of Residential Parking Requirements**
- * **Expedited Permitting (Green Communities compliance)**
- * **WP District Lot Coverage (technical fix)**
- * **SPR Permit Submission Requirements (technical fix)**

Active amendments:

- * **Atkins Corner village center rezoning (fall 2011)**
- * **North Amherst village center rezoning (fall 2011)**
- * **Gateway corridor rezoning (fall 2011/2012?)**
- * **Accessory Livestock or Poultry amendments**
- * **Minimum floors**
- * **B-L District Dimensions**
- * **Town houses & Apartments Max. Unit Count**
- * **Four unrelated or family definition – Housing amendments**
- * **Petition articles: R-G Density (Hartwell); ???**

PRIORITY B

- * **Master Plan Zoning priorities – Zoning Map analysis, comprehensive code development, etc.**
- * **Economic Development Amendments**
- * **Private student group housing (new use category)**
- * **Accessory Home Business Uses in Residence Districts**
- * **Sign Setbacks**
- * **Explore MGL Ch. 40R & 40S**
- * **Brownfields development incentives – long-term**
- * **Light Industrial (LI) District ~ Reconsideration of district**
- * **Expand DRB jurisdiction/expand applicability of design review principles & standards**
- * **Reconsider Parking Standards in mixed use centers**
- * **Recreational Facilities in Res. Development (w/ LSSE) – TM referral**
- * **Inn/restaurant regulation (SP→SPR)**

Property Owner or Citizen requests:

- * **Low Impact Development/Green Building Standards (w/ Energy Task Force)**

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Town Meeting Referrals:

- * Steep Slopes
- * Visitability (w/DAAC)
- * Farm/ FC Development Standards amendments (w/ Agricultural Commission)
- * New development standards for property adjacent to active farmland
- * Accessory Farm Stands (w/ Agricultural Commission)

Housing-Related amendments:

- * Lower the Inclusionary Housing threshold
- * Payment-in-lieu option for affordable housing
- * Unit count→square footage in Res. Developments of 5+ units [MP]
- * Unified & Enhanced Density Bonuses
- * Converted Dwellings (1→2 units by SPR in R-G & R-VC)
- * Allow Duplexes and Conversions in ARP District, with standards

Zoning Map Issues to be Studied:

- * Flood Prone Conservancy rezoning
- * Conversion of Official Zoning Map to Digital (GIS)
- * Village Center zoning:
 - East Village center (COM →B-VC)
 - Cushman Village center (B-N, R-VC) – long-term
 - Gatehouse Road/Old Farms (B-VC, R-VC) – long-term
 - West Amherst PRP (N'ton Rd./Snell)
- * PRP District types
- * Downtown Transitional edges (B-L uses & dimensions)
- * Reconsideration of R-N District boundaries

Subdivision Regulations:

- * Section I.V.1.b. – Private wells & septic in same development

Other Regulations:

- * Rental Registration revisions
- * Street/Shade Tree Regulation Improvements

PRIORITY C

- * Adult Entertainment Uses
- * Hotels/Motels (SP→SPR in B-G & R-VC)
- * FPC Map & Bylaw amendments
- * Lighting Standards
- * Waste /Recycling Standards
- * PRP Development Design Standards
- * Political Signs
- * Driveway regulations
- * Parking Lot Standards/Design revision
- * Religious Institution Setbacks (new structures vs. existing)
- * Commercial District (COM) Development Design Standards

Technical Fixes:

- * Definitions:
 - Amusement devices definition (Section 12.01 – ZBA request)
 - “Street”
 - “Floor”

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Housing-Related Amendments:

- * For R-G & R-VC, distinct lot area requirements for single bedroom dwelling units
- * Age-Restricted Development regulations

Planning Board Rules & Regulations:

- * Coordinate with ZBA Rules & Regulations.
- * Sound regulations
- * Preliminary OSCD Review Procedure (administrative? For all SPRs, SPPs, subdivisions, etc.?)